



**Indiana Finance Authority
FFY20 Work Plan ADDENDUM for U.S. EPA Brownfields Revolving Loan Fund
Supplemental Assistance Amendment # BF-00E48101-C**

This project supports the Environmental Results Goal 4, Healthy Communities and Ecosystems, Objective: 4.2; Sub Objective: 4.2.3 at the time of the award [currently Goal 3 (Cleaning Up Communities and Advancing Sustainable Development), Objective 3.1 (Promote Sustainable and Livable Communities)]. Specifically, the recipient will capitalize a revolving loan fund and/or make subgrants to carry out cleanup activities to encourage revitalization and reuse of brownfields sites. Initial Project Period is 5 years, with allowable extensions as necessary and granted.

CFDA: 66.818

CERCLA Authority: 104(k)(2)&(3) -The Small Business Liability Relief and Brownfields Revitalization Act (2002 Brownfields Law)

DCN: STX

Budget: FY 20

Appropriation: E4

Budget Org: 05F2AG7

Object Class: 4114

Project Period: June 1, 2008 – September 30, 2022*

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*The Indiana Finance Authority (Authority) is requesting a 1-year project period extension with a new end date of September 30, 2022 in order to complete the anticipated subgrant and/or loan activities associated with the recent award of \$375,000 (plus \$75,000 Authority cash match) of 2020 RLF Supplemental Funding.

PROPOSED OUTPUTS & OUTCOMES

The primary expected output of the Indiana Brownfields Program (Program)'s 2020 RLF Supplemental Funding award will be the issuance of up to three (3) subgrants/subawards (or a loan(s)) for three communities to remediate primarily hazardous substances-contaminated brownfield sites.

The primary expected outcome will be the successful remediation of three (3) hazardous substances-contaminated brownfield properties so that they are ready for redevelopment.

Potential subgrantees/borrowers will submit an application to the Program demonstrating subgrantee/borrower and site eligibility prior to being awarded RLF funding. RLF subgrant/loan awardees will enter into an RLF Subgrant and/or Loan Agreement with the Authority addressing the conditions of the Subgrant and/or Loan. For Subgrants, waiver requests to exceed the \$350,000 subgrant per site cap will be made to U.S. EPA as needed.

Target Completion Date: All RLF Supplemental funding will be obligated by December 30, 2020 and expended by September 30, 2022.

INDIANA BROWNFIELD PROJECTS NEEDING RLF SUPPLEMENTAL FUNDING - \$960,000

PROJECT NAME: THE BUTLER COMPANY

Location: City of Butler

Form of Funding: (Loan, Subgrant, or Combo); **\$ Amount Needed:** \$260,000 Subgrant

Status/Timeline: City needs additional funds to remediate lead and arsenic contamination in surface soil throughout the site once disposal activities are completed at this former tax-delinquent property.

Projected milestone dates:

January 1, 2021 – consultant bids/contracts in place

April 1, 2021 – public notice of U.S. EPA-required documents completed

April 15, 2021 –field work begins

April 1, 2022 – remediation completion report submitted

May 1, 2022 – state closure letter completed

Firm/Potential Leveraging Commitments: *Firm:* Program Phase I ESA \$, 128(a) Phase II \$, and MPG \$ for additional assessment/disposal. *Potential:* TBD

Anticipated Reuse & Outcomes: City is committed to the rejuvenation of the blighted industrial parcel, which is located in the heart of Butler, and is working with a local business owner to return the site to an active status, including a community green space area.

PROJECT NAME: NEWPORTE LANDING

Location: City of LaPorte

Form of Funding: (Loan, Subgrant, or Combo); **\$ Amount Needed:** \$500,000 Subgrant

Status/Timeline: City needs financial assistance to remediate a variety of contaminants, including the removal of metals-contaminated soil (foundry waste).

Projected interim milestone due dates:

January 1, 2021 – consultant bids/contracts in place

April 1, 2021 – public notice of U.S. EPA-required documents completed

April 15, 2021 – field work begins

April 1, 2022 – remediation completion report submitted

May 1, 2022 – state closure letter completed

Firm/Potential Leveraging Commitments: *Firm:* U.S. EPA Assessment Pilot \$200,000; U.S EPA \$200,000 Haz & Petrol Assessment (2) and \$200,000 Haz Cleanup. *Potential:* TBD

Anticipated Reuse & Outcomes: The site is part of a large redevelopment project and there is local interest in retail reuse.

PROJECT NAME: WALTER PIANO

Location: City of Elkhart

Form of Funding: (Loan, Subgrant, or Combo); **\$ Amount Needed:** \$200,000 Loan &/or Subgrant

Status/Timeline: City needs funding to remediate groundwater and conduct vapor mitigation for chlorinated solvents and PAH contamination on/off-site.

Projected interim milestone due dates:

January 1, 2021 – consultant bids/contracts in place

April 1, 2021 – public notice of U.S. EPA-required documents completed

April 15, 2021 – field work begins

April 1, 2022 – remediation completion report submitted

May 1, 2022 – state closure letter completed

Firm/Potential Leveraging Commitments: *Firm:* Program 128(a) Assessment \$ and RLF/SRF loan \$ balance from Elkhart Foundry. *Potential:* TBD

Anticipated Reuse & Outcomes: The adjacent property owner has expressed interest in the site for commercial reuse.

BUDGET UPDATE:

The following information summarizes the Program’s RLF funding balances, including the new \$450,000 Supplemental Funding award (including the Authority’s 20% cost share). On the following page is a Budget Table which indicates how the latest RLF Supplemental Funding award will be spent on site-specific work/remedial activities.

Amount of Available RLF Funding and Current Commitments (including latest \$450,000):

- Amount of unspent grant funding from the Program’s open RLF grant is \$1,611,253 (includes \$1,185,388 RLF and \$425,865 cost share)
- Amount of available or unspent accrued program income from the Program’s open RLF grant is \$849,696
- Amount of current undrawn commitments for loans, subawards/subgrants and programmatic costs is \$2,281,560

The total amount of uncommitted funds based on the following formula: \$179,389

Unspent Grant Funding + Unspent Program Income (PI) – Committed Funds = X

\$1,611,253 + \$849,696 – \$2,281,560 = \$179,389

Budget Table (next page)

Note that while the March 2020 U.S. EPA Brownfields Program Petroleum Policy no longer distinguishes funding type between hazardous substances and petroleum, the Indiana Brownfields Program is keeping the distinction in its budget table to help track RLF spending for the three sites it has identified with hazardous substances contamination.

Also note that all of the RLF Supplemental award costs are indicated under the Subgrant portion of the budget table as that is the Program’s expectation for how cleanup at the targeted sites will be funded. However, it is possible that a loan award could be made.

Budget for FFY20 RLF Supplemental (Hazardous) Funding Award
(consistent with Standard Form 424 – Budget Information – Non-Construction Programs)

Budget Categories	Project Tasks for Cleanup Loans (≥50% of available funds; incl. cash match for 20% cost share)					
	TASK 1: Maintain RLF	TASK 2: Market RLF/ Community Involvement	TASK 3: Loan Funds Hazardous Substances Petroleum		TASK 4: Oversee Cleanup & Report to U.S. EPA	Total
Personnel	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Fringe Benefits	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Travel	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Supplies	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Other*	IN KIND	IN KIND	\$0	0	IN KIND	\$0
Sub Total	0	0	\$0	0	0	\$0
20% Cost Share	0	0	\$0	0	0	\$0
*loan funds + contractual expenses for eligible programmatic costs (e.g., DB compliance)						
Budget Categories	Project Tasks for Cleanup Discounted Loans &/or Subgrants (≤50% of available funds; incl. cash match for 20% cost share) (subgrant &/or forgivable loan component, \$200k cap per subgrant/loan)					
	TASK 1: Maintain RLF	TASK 2: Market RLF/ Community Involvement	TASK 3: Make Subgrants Hazardous Substances Petroleum		TASK 4: Oversee Cleanup & Report to U.S. EPA	Total
Personnel	\$6,100	\$6,100	IN KIND	IN KIND	\$6,100	\$18,300
Fringe Benefits	\$3,900	\$3,900	IN KIND	IN KIND	\$3,900	\$11,700
Travel	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Supplies	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND	IN KIND
Other (Subgrant &/or Forgivable Loan Amount)	IN KIND	IN KIND	\$345,000	\$0	IN KIND	\$345,000
Sub Total	\$10,000	\$10,000	\$345,000	\$0	\$10,000	\$375,000
20% Cost Share	0	0	\$75,000	\$0	0	\$75,000
Total RLF	\$10,000	\$10,000	\$345,000	\$0	\$10,000	\$375,000
Total Cost Share	0	0	\$75,000	\$0	0	\$75,000
Total Available Loan Funds	\$10,000	\$10,000	\$420,000	\$0	\$10,000	\$450,000